

Boulders Villas

PROJECT NARRATIVE

LOCATION AND CONTEXT:

The Boulders Resort and Golf Community is one of Scottsdale's oldest and most respected master-planned mixed-use communities. The latest revision to the Development Master Plan was case 5-ZN-92, which set residential densities and provided for commercial areas along Scottsdale Road known as the "Boulders Commercial Parcels." These parcels are roughly 25% developed, with the unique El Pedregal retail/arts center, Desert Foothills Medical Center, and a real estate office. South of Westland Road on Scottsdale Road (in what is now the Winfield Community) the Westland Carefree Office Center has been approved and is currently nearing completion.

The Development Master Plan case 5-ZN-92 established two zoning categories for Boulders Commercial Parcels:

- PNC (Planned Neighborhood Center) on Parcel A, about 12.75 acres, allowing a variety of commercial uses and up to 4 dwelling units per gross acre, and
- C-2 (Central Business District, Parcel B), originally 22 acres and now including El Pedregal, the medical center and the real-estate office, allowing a variety of commercial uses and up to 49 dwelling units by stipulation in 5-ZN-92. The current portion of this zoning area developed with this project is approximately 3.8 acres.
- Total gross site area of two zoning categories developed with this project is 16.55 Acres.

The Site Plan for Boulders Villas (Case 5-ZN-1992#3, December 2003), was supported by the Boulders HOA and was approved by the Planning Commission and City Council. That case contains stipulations that apply to this Development Review. This action was preceded by a full citizen involvement program and extensive contact with the Boulders Homeowners Association.

Note that a concurrent Preliminary Plat application is being submitted for the plat-related aspects of Boulders Villas.

Approval for the "live/work" Boulders Villas project recognized that this type of use better serves the Boulders setting, greatly reduces traffic volumes, lowers building heights from what is allowed for commercial structures, reduces adverse visual impacts, and provides a type of use that is uniquely suited to the seasonal or permanent resident who wishes to carry out business activity in a gated, integrated office/home environment.

Part of the PNC requirement includes a provision that the development has orientation to a courtyard that is equal to 1% of the lot area. This can be demonstrated in two ways – by referencing the project as a whole and analyzing the individual work units themselves.

As a whole, 1% of the total site area equals approximately .166 acres or 7,209 s.f.. The Office Support Concierge facility which is centrally located within the project site totals 25,685 s.f., which greatly exceeds the requirement and provides the required courtyard feature. Additionally, if the live work units are analyzed by an on lot basis without the Office Support Concierge as the courtyard, the calculations will show that the courtyard requirement is exceeded again. The floorplans will show that each unit has one or more courtyards ranging in size from 228 square feet to 754 square feet. On the low end (using the smallest floorplan / courtyard combination) the courtyard areas equal 8,664 square feet for the entire site (228 s.f. x 38 lots). Using this more

conservative calculation on the individual courtyard areas, the plans still exceeds the courtyard requirement.

If the calculations are combined, the figures equal approximately 34,349 square feet of courtyard area which exceeds the 7,209 square foot requirement.

The site plan, as approved by City Council, provides ample buffering (30' landscape area) from the residential portion of The Boulders (along Boulders Parkway), along Westland Road, and also provides a wide Scenic Corridor along Scottsdale Road (50' minimum width and 75' average width). The approved site plan meets Boulders Development Plan N.A.O.S. requirements and the requirements of the PNC (Planned Neighborhood Center) and C-2 zoning, and also conforms to stipulations from the original 5-ZN-1992 Master Plan zoning case.

REQUEST:

The applicant is requesting design approval for 38 "live/work" units occupying all of the PNC zone and about 3.8 acres of the C-2 zone, and a clubhouse to be located in the PNC portion.

Note that the planned Nursery Yard lot has been transferred to Wyndham International/Boulders Joint Venture LLC and has been subject to a subsequent Development Review application which has been approved. It is no longer included in this Boulders Villas request.

ARCHITECTURE:

The previously approved architecture and site plan is being modified for a new owner, Maracay Homes.

Maracay Homes will be creating Boulders Villas as an enclave of exclusive architecturally themed Live/Work Villas. In addition to a 3000 square foot Office Support Concierge facility; four distinct Villas will be offered. Each Villa will showcase two historically themed elevation styles.

The architectural themes have been carefully researched for the Boulders Villas, and are intended to blend the architectural diversity of the entire Boulders Character Area, and not just that of the Boulders community alone. As evidenced by photographic research of all adjacent communities; the interplay of sloped and parapet roofs utilizing a wide array of architectural styles can be established beyond just that of the Pueblo/Santa Fe style proliferating the Boulders community. The Boulders Character Area incorporates many highly desirable communities including the Boulders, Sandflower, Terravita, Winfield, Desert Winds, Pinnacle Ranchos, Bellasera, Lone Mountain Vistas and Sincuidados to name just a few.

Boulders Villas will feature Spanish Colonial and Ranch Hacienda styles. Utilizing Arizona historical precedents and the architectural styles demonstrated by adjacent communities within the proposed Boulders Character Area; it has been established that these two styles best articulate the quality and richness of the area. Additionally, it is important to note the rich cultural heritage demonstrated by each style and the influence those cultures have had on all of Arizona and Scottsdale in particular. Each of these styles represents distinct design details utilizing a rich palette of materials, colors and textures. The elements typified by these architectural styles compliment and/or blend seamlessly with the natural beauty of the upper desert as well as the existing styles utilized within the Boulders and other adjacent communities.

Great effort was taken to alternate the roof massing (ridge line) and profile (hip vs. gable) of the various plans so as to create a pleasing non-repetitive streetscape. An intensive study has been conducted of each exterior and interior view of each Villa resulting in a design intent beyond that of four-sided architecture. Ample and highly refined Spanish Colonial and Ranch Hacienda detailing is evident on all sides of each Villa as well as throughout the Boulders Villas enclave.

The live/work units are available in four styles with optional upgrades. Approximately 245 - 337 s.f. of separate-entry office space is provided, with 2156 to 2946 s.f. of living space. Each unit has a double garage and parking for the office use.

Landscape:

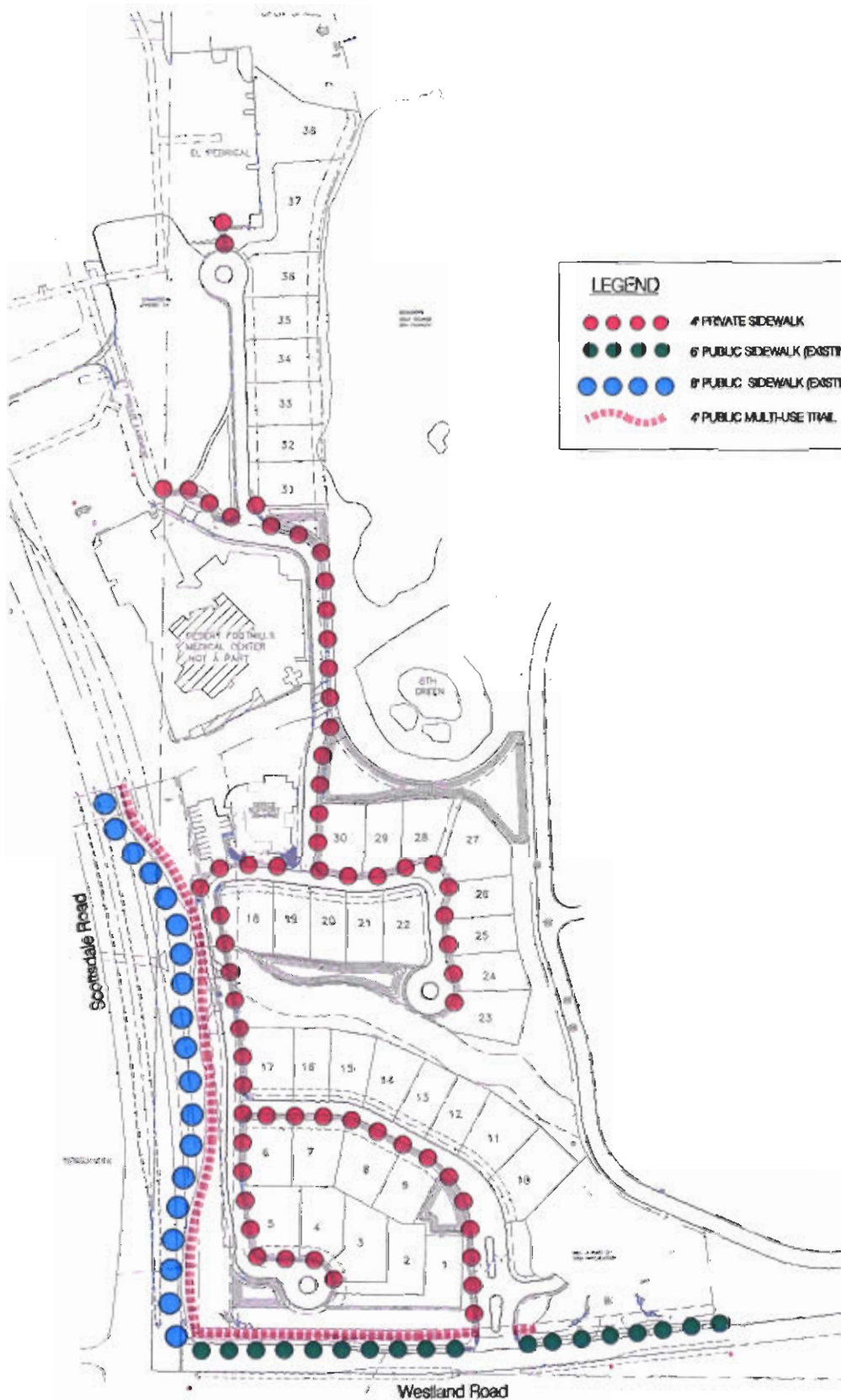
Landscape material consists of native species, in keeping with Boulders landscape character. No lawns are proposed except for the possibility of a small event lawn within the Office Support Concierge facility for business gatherings or outdoor presentations. This area is completely enclosed by courtyard walls and cannot be seen from any public rights of way.

The entry gates and walls use the very similar designs found at the Boulders entries off Westland Road, and all signage will be consistent in style with signage currently in use at The Boulders.

Lighting is low-level comprised exclusively of "Boulders" style full-cut-off bollard lighting; sconce lighting on buildings; and a lighted mailbox/address structure at each unit. Low-voltage landscape lighting is used at the project entries.

Summary:

In summary, this unique "live/work" community will be visually and texturally harmonious with existing Boulders commercial and residential development, and will be an attractive completion of these prominent commercially-zoned parcels.



Maracay Homes

12-DR-2004#2
REV: 04/28/2006

LVA
Urban Design
Studio L.L.C.

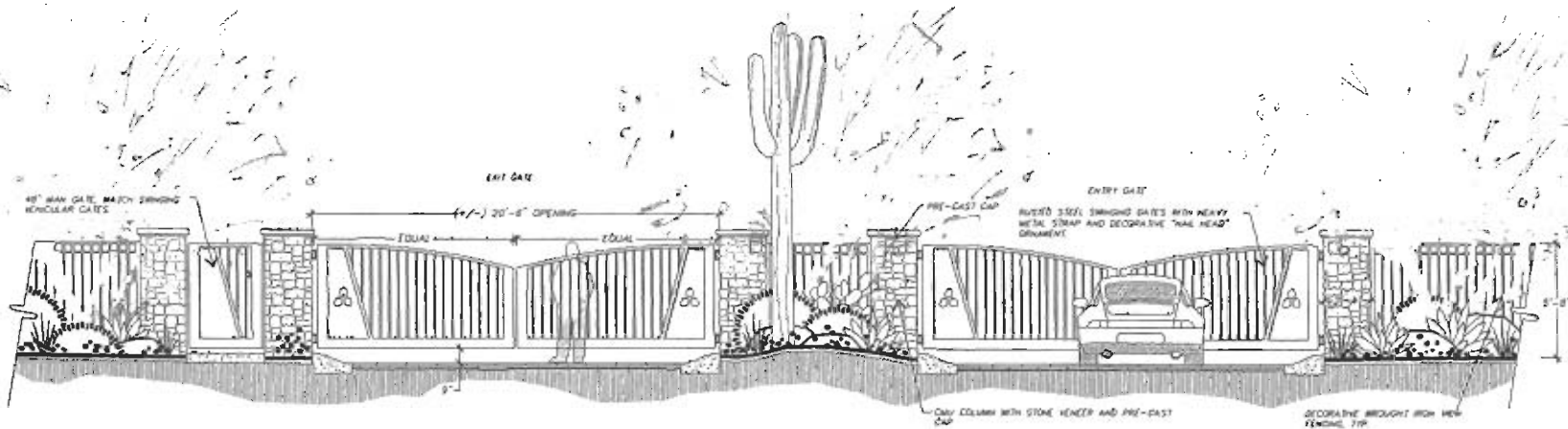
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Land Planning,
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1020 West 10th Street
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THE VILLAS
at THE BOULDERS
CIRCULATION PLAN

N.T.S.



Draft
4-27-06
July 11th
2006
C. HARRIS
J. HARRIS
P. HARRIS



ENTRY GATES

SCALE: 3/8" = 1'-0"

Maracay Homes

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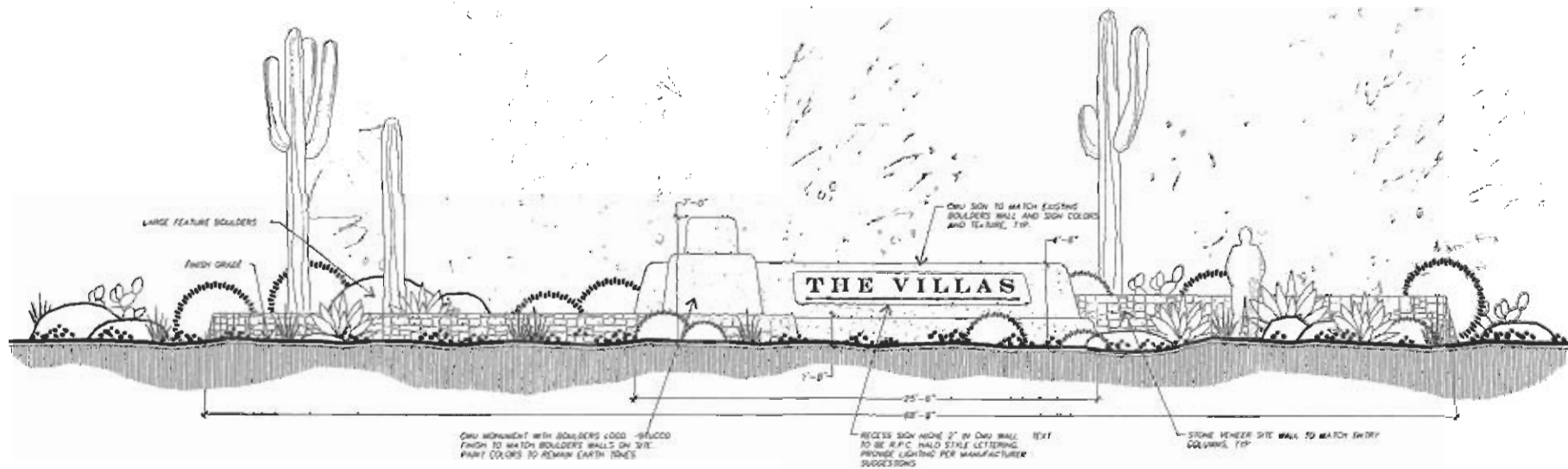
THE VILLAS

at THE BOULDERS

Date:
7-8-05
Job No.:
0536
Drawn:
JMY
Revised:

12-DR-2004#2

10/10/05



MONUMENT SIGN

SCALE: 3/8" = 1'-0"

Maracay Homes

LVA
Urban Design
Studio L.L.C.

Under Project Coordination:
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Site Planning & Design
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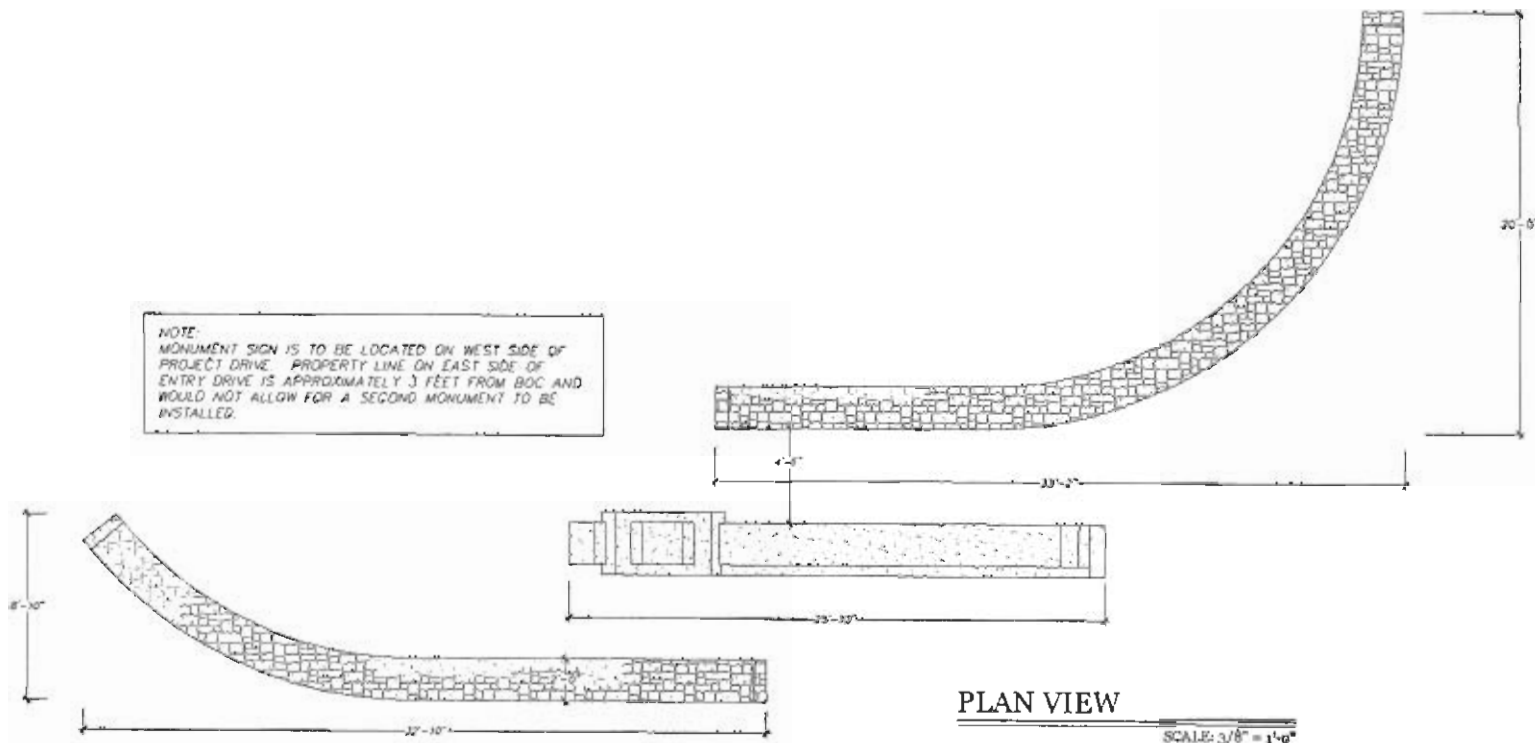
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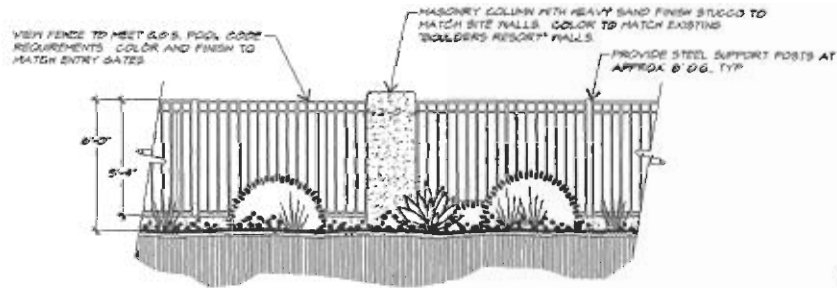
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THE VILLAS

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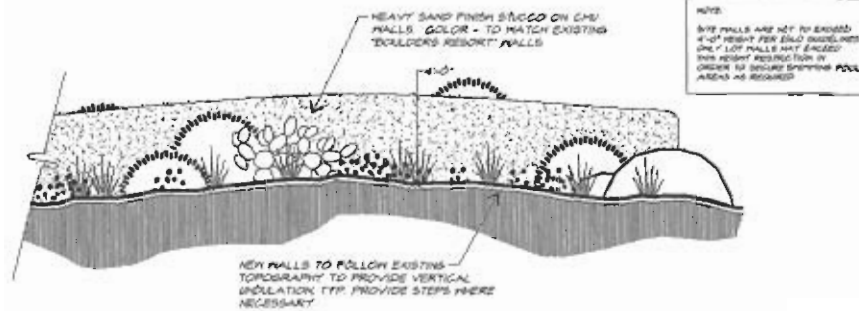
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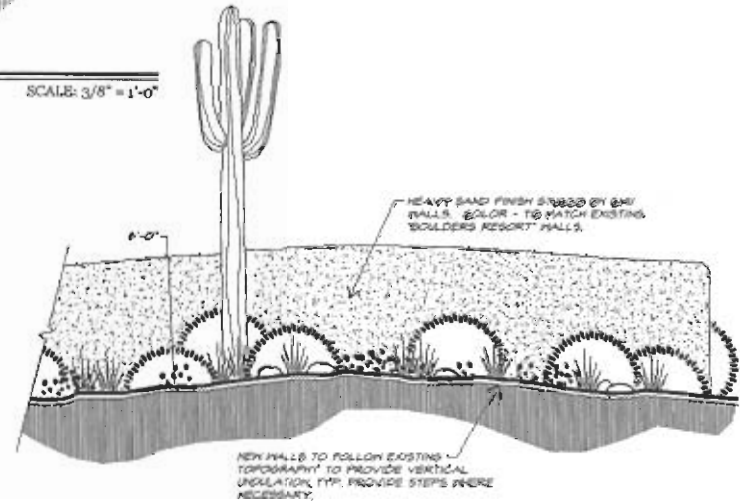


VIEW FENCE

SCALE: 3/8" = 1'-0"



SITE WALL (3'-0" - 4'-0" HEIGHT)



LOT WALL (6'-0" HEIGHT)

SCALE: 3/8" = 1'-0"

Maracay Homes

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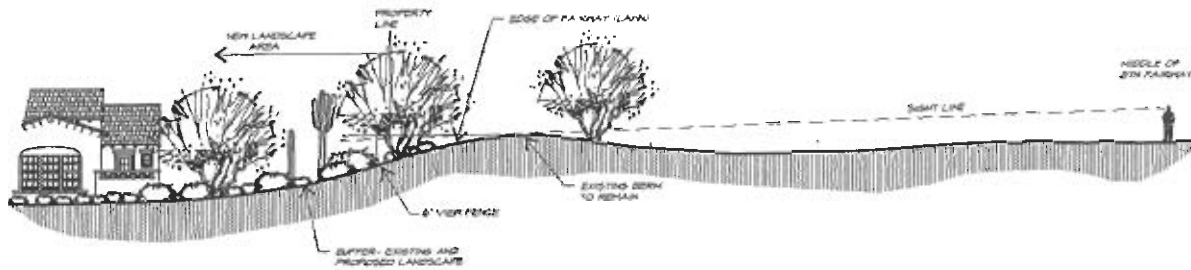
THE VILLAS

at THE BOULDERS

Date:
10-3-05
Job No.:
0535
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JMY
Revised

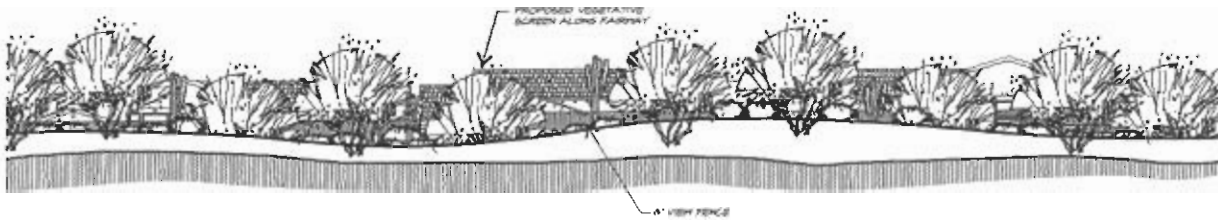
12-DR-2004#2
10/10/05

NOTE: ALL ARCHITECTURAL ELEVATIONS ARE PRELIMINARY.
SEE FINAL ARCHITECTURAL PLANS FOR MORE INFORMATION



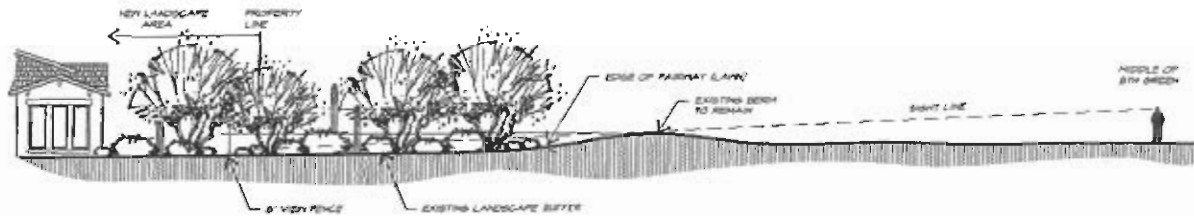
SECTION 'A-A' (8TH FAIRWAY)

1"=10'-0"



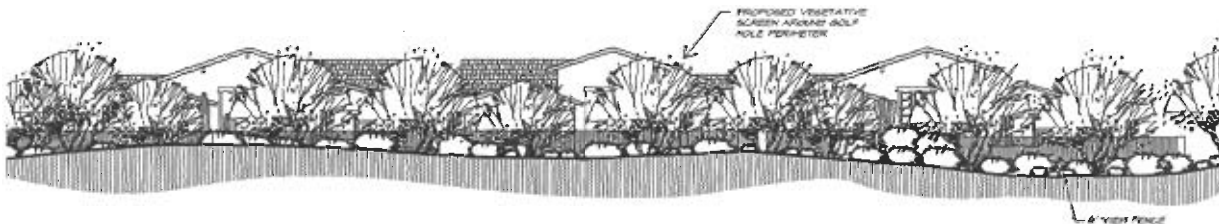
ELEVATION 'A' (8TH FAIRWAY- LOOKING WEST)

1"=10'-0"



SECTION 'B-B' (8TH GREEN)

1"=10'-0"



ELEVATION 'B' (8TH GREEN- LOOKING SOUTH)

1"=10'-0"

Maracay Homes

12-DR-2004#2
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THE VILLAS
at THE BOULDERS
CROSS SECTIONS/ELEVATIONS

SCALE:

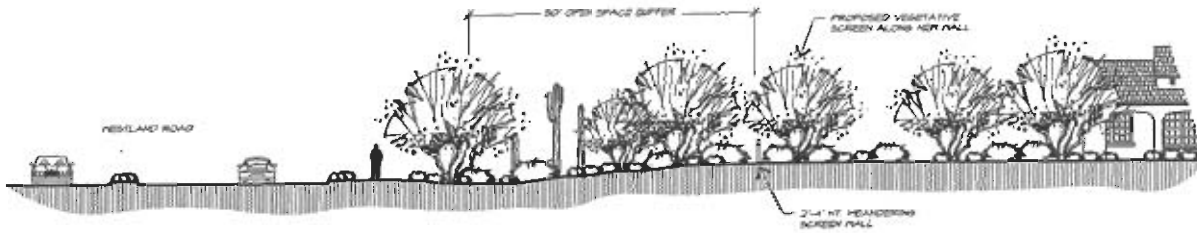


NORTH



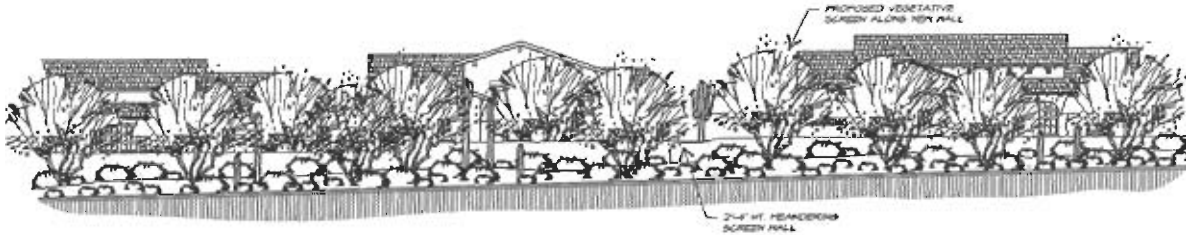
Date:
7-8-05
Job No.:
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Drawn:
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Reviewed:

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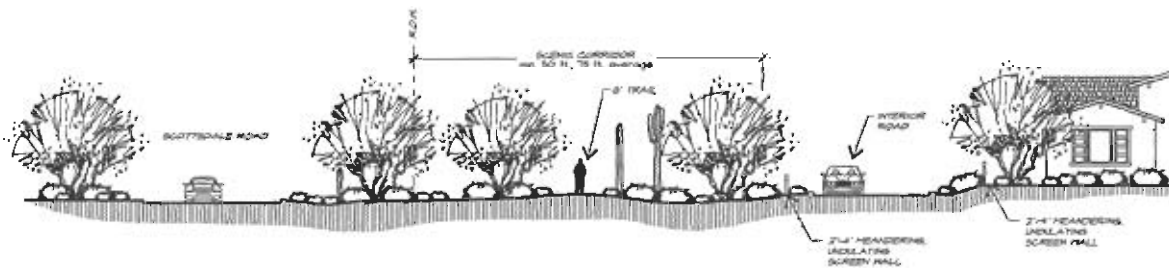
SECTION 'C-C' (WESTLAND ROAD)

1"=10'-0"



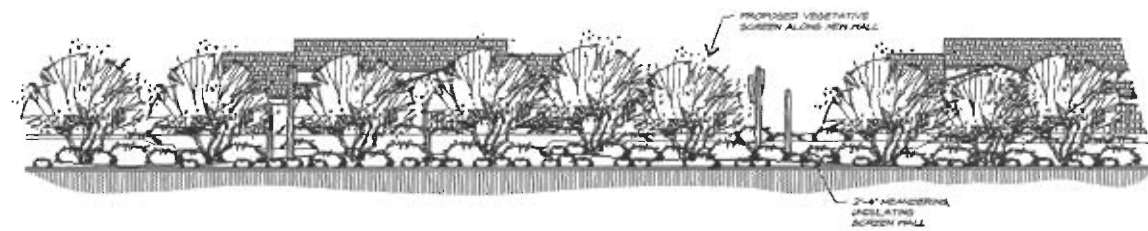
ELEVATION 'C' (WESTLAND ROAD- LOOKING NORTH)

1"=10'-0"



SECTION 'D-D' (SCOTTSDALE ROAD)

1"=10'-0"



ELEVATION 'D' (SCOTTSDALE ROAD- LOOKING EAST)

1"=10'-0"

Maracay Homes

12-DR-2004#2
10/10/05

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THE VILLAS
at THE BOULDERS
CROSS SECTIONS/ELEVATIONS

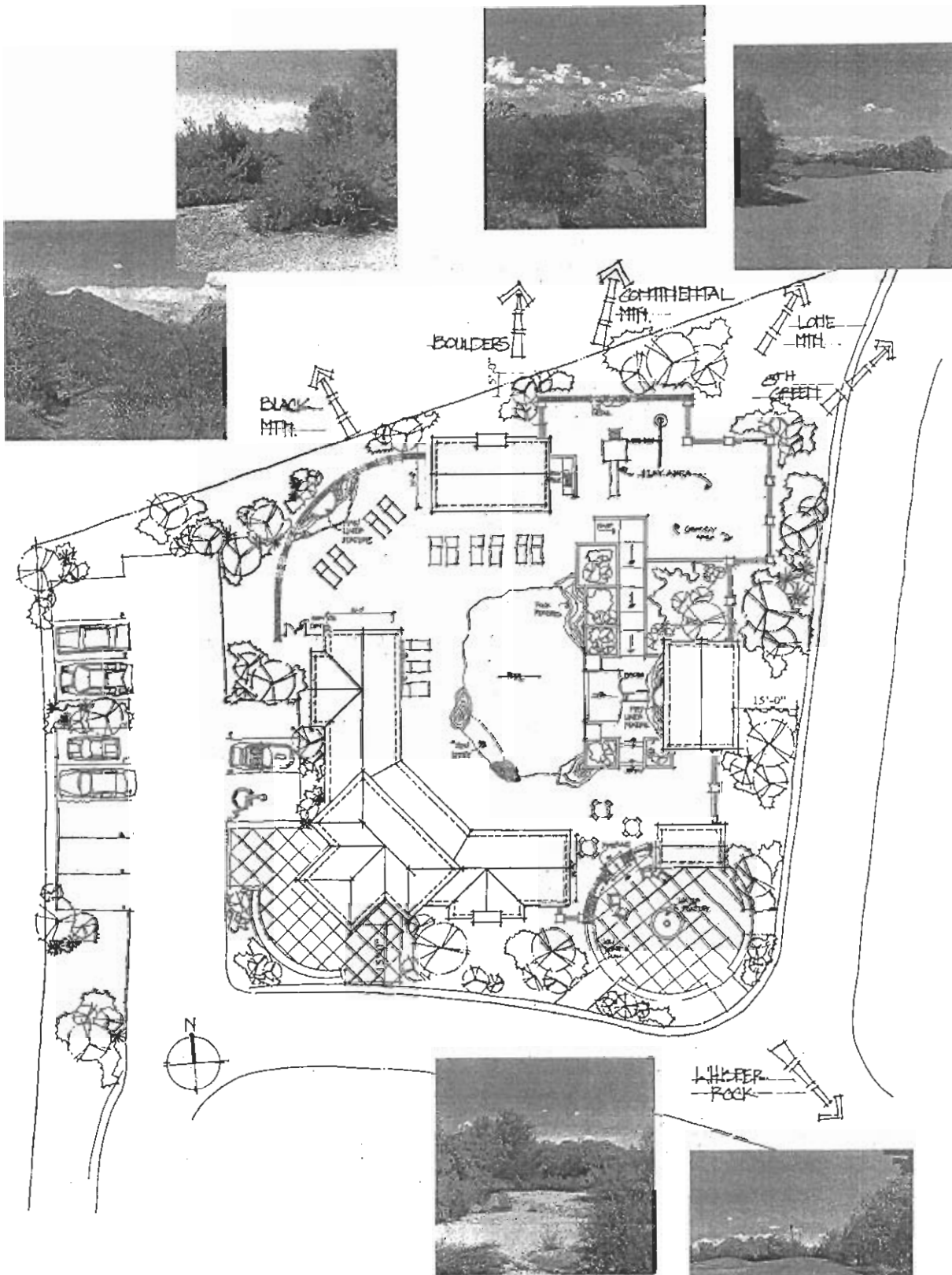
SCALE:



NORTH



Date:
7-8-05
Job No.:
0035
Drawn:
EL
Revised:



CLUBHOUSE
SITE PLAN

12-DR-2004#2
10/10/05

Concept Plan

Maracay Homes
flex design

Architect: CH/Planners, Inc.
Hoodood Sharp, Better

09.07.05

BOULDERS VILLAS
SCOTTSDALE, AZ



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

CLUBHOUSE

ELEVATIONS

12-DR-2004#2

10/10/05

Concept Elevations

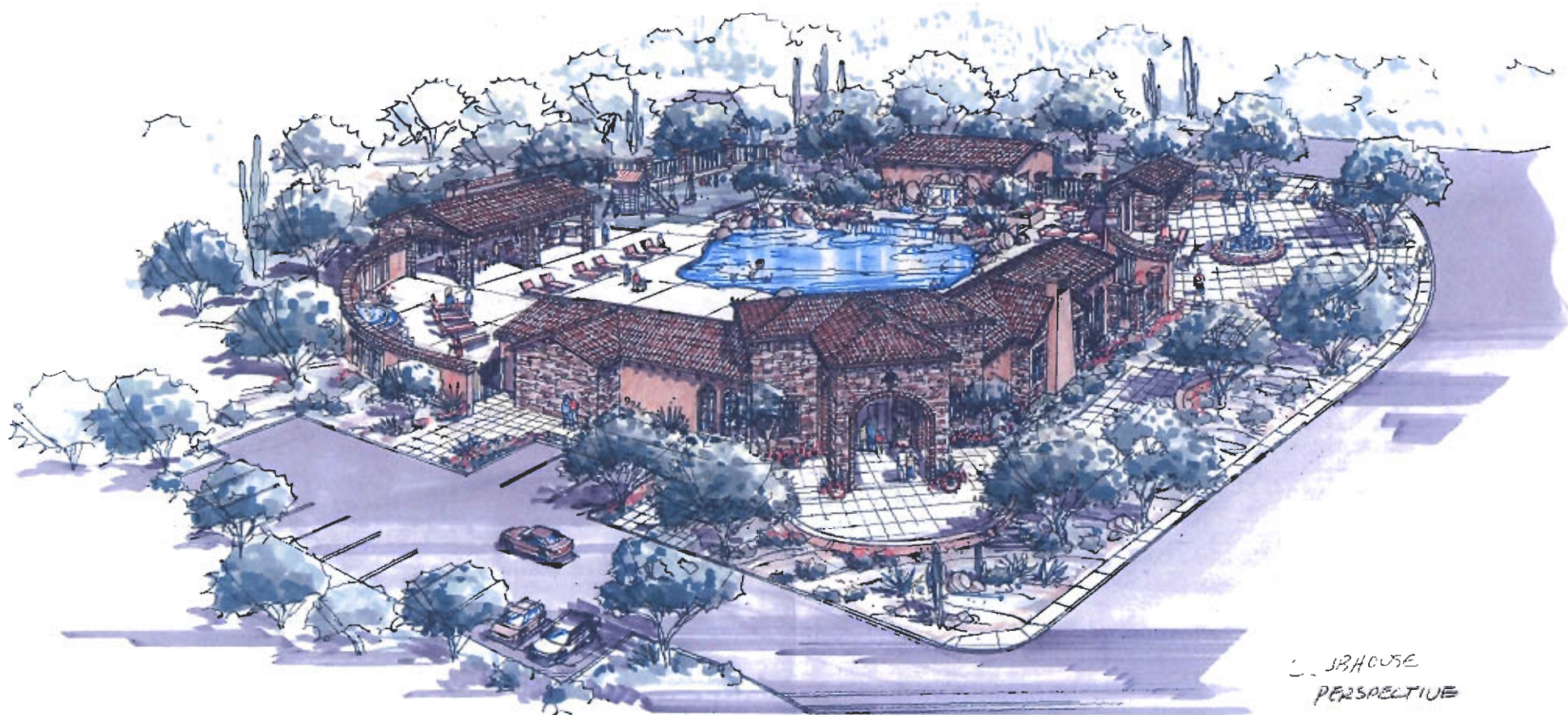
Maracay Homes

flex design

Richard & Property, Inc.
Woodward & Sharp, Inc.

09.15.05

BOULDERS VILLAS
SCOTTSDALE, AZ



JR HOUSE
PERSPECTIVE

12-DR-2004#2
10/10/05